

FLATHEAD COUNTY
LONG RANGE PLANNING TASK FORCE

Affordable Housing Committee

Meeting Minutes *draft* for April 10, 2007

Call to Order

Diana Blend called meeting to order at 4:06 p.m.

Attendees

Diana Blend, Chairman of the Committee
Lance Gittings, West One Bank
Betsy Nelson, West Venture Properties
Jane Leivo, Executive Director of Habitat for Humanity
Mike Smith, Glacier Bank
Bill Rice, Denman Construction
Jennifer Volkert, Glacier Management
Jennifer Gerber
Cara Cameron
Debbie Street

Introduction of new members

Jennifer Gerber: Works for Century 21 Whitefish Land Office and is also a Long Range Planning Task Force (LRPTF) member. Her interest in the Affordable Housing Committee stems from her passion to create awareness/change public perceptions around affordable housing issues and to influence change/progress in this area.

Cara Cameron: Works for Plum Creek Information Technology Services Group and is the LRPTF Secretary. She has volunteered to be secretary for the Affordable Housing Task Force as she has an interest in developing greater awareness/education of the issues in this area and has seen a successful affordable housing project (in Missoula) that benefited a variety of types of

homeowners (e.g. young families, retirees, widows), so wishes to support similar initiatives in the Flathead Valley.

Debbie Street also joined the group after introductions had been made.

Agenda Approval

Jane Leivo made a motion to approve the agenda– Jennifer Volkert seconded – all approved.

Review of previous minutes

Diana noted a typo – Bill Rice’s name was listed as Bill Denman

Approval of minutes

Mike Smith motioned to approve minutes (which would include the correction to Bill Rice’s name) Jane Seconded – all approved.

Reference to handouts, events, resources

- Diana restated the goal of the committee – which is to provide recommendations to the task force about how to provide affordable housing within the county.
- Diana reviewed reference materials that were distributed to the group and also referenced affordable housing examples shown in *American Profile* magazine.
- Diana encouraged folks to participate in the upcoming Montana State Affordable Housing Conference in Missoula on May 17th and 18th (http://www.montana.edu/wheeler/spring_07_info.htm). Myrna Tierney and Mike Smith will be participating (Mike will be speaking to issues facing lenders as it pertains to this subject).

Group discussion and workshop

Homeowner Types Defined by the Group:

1) Off the Gridders

e.g. shacks, mobile homes (recluse profile)

2) Heritage Landowners (Farmers) (live/work)

Modest farm houses, modular/mobile homes

3) Privacy Seekers (Nature/recreation – quality of life)

Modulars, mobile homes, tract home, custom home

4) Hobby Farmers (live/work)
(same as 3)

5) Commercial/Industrial (live/work)
Warehouse lots, mobile homes, modest homes, modular home

Average household income in Flathead County = \$39,000

Brainstorm on ideas (tools)

- Zoning and subdivision regulations that would allow cluster development that would accommodate the desires of privacy seekers.
- Less restrictive regulations and building codes
- Ability to lease land state or private owner leases to others for them to put their mobile home.
- Non-profit or county buys land now for future development.
- Deferred impact fees
- Tax credits or housing easements
- Matching funds through a grant that would provide for affordable housing
- Change public perception – get them on board with affordable housing
- Mandatory/voluntary inclusionary zoning
- Mixed use zoning
- Multi-family
- Cooperative communities (e.g. shared recreational, agricultural, equine etc., areas)
- Higher density via mobile home or cluster
- Eliminate covenants
- Deed restriction (cap value)
- Employer contributions

Goal for next meeting will be to reduce this list to a manageable size and assign focus groups.

Member Comment Period

None

Public Comment Period

None

Adjourn

Meeting adjourned at 5:33 p.m.